



Breedlove®

FARMS | ESTATES | LAND

16500 Blackberry Hills Drive  
Midland, NC 28107

---

Julie R. Breedlove  
704.661.9619

[julie@breedlovecarolinas.com](mailto:julie@breedlovecarolinas.com)

Premier | Sotheby's  
INTERNATIONAL REALTY





## Blackberry Hills Farm

**16500 Blackberry Hills Drive, Midland, NC.** Tucked away in a serene setting within a quiet community of like properties, this is a true gentleman's farm offering all the amenities for hobbies and farm animals. Well designed and thoughtfully developed, the 5.7-acre estate provides privacy, a beautiful 4171 sf Southern Living brick/stucco home with recent additions/upgrades and several other buildings. The property is perfectly designed for a horse farm with interconnecting three (3) 4-board fenced pastures with automatic waterers, a 6-stall cinderblock barn with an office, laundry and half bathroom, wash stall and large sliding end doors. Stalls have access to turn-out paddocks, mats and automatic waters. A separate 2-stall barn has equipment storage and a garage. Ideal for boarders or breeding stock. Training can be accomplished in the 100' x 200' arena with a separate well for dust control. Additionally, a detached climate-controlled garage/shop is perfectly suited for car enthusiasts. Two (2) automatic garage doors open to a well-lit finished interior with coated floor and an Atlas Platinum car lift with a third side garage door. Built in 1996, the home was upgraded 2018-2020 and recently the unfinished attic was converted to a 600 sf bedroom suite with luxury bathroom. Positioned in the shade of large hardwoods, the home has an inviting covered brick front porch with columns and mature landscaping. Entering through the glass pane front door into a 2-story foyer, there is an abundance of natural light coming through floor to ceiling windows with transoms and transoms over room entrances. You will also experience sight lines to the dining room, great room and beyond to the covered patio. The attractive, efficient kitchen offers GE Professional stainless steel appliances, granite & solid surface countertops with tile backsplash, custom cabinets, 2 pantries and an island with breakfast counter. Kitchen is open to a breakfast area with a Tiffany style chandelier and beyond to a keeping room with gas brick fireplace. French doors that open to the covered patio, and a wall of floor-to-ceiling windows with transoms ensures a bright and cozy space. The spacious main floor primary suite has a wall of windows, sitting area, a large bathroom with double vanity, separate tile shower, tile surround garden tub and a walk-in closet. The main floor also has an office/flex room and large laundry room. The second level has three (3) guest bedroom suites including the newly completed, large suite.

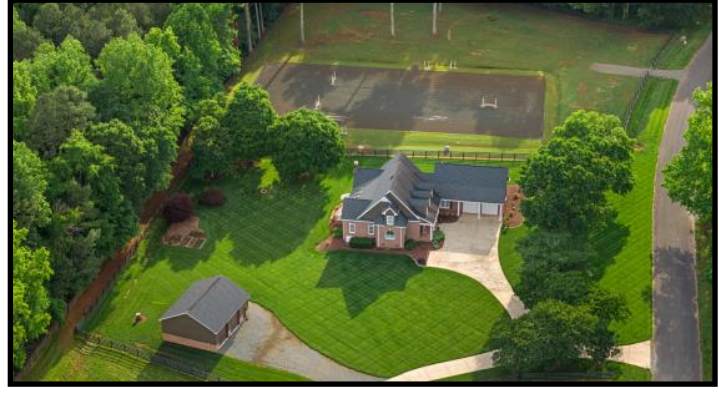
Not to be forgotten are the raised garden beds and new chicken luxury compound. So you can see how Blackberry Hills Farm may be attractive to the discerning buyer with multiple interests and animals, yet wanting to stay convenient to the greater Charlotte area.

# Property Aerial

PID # 139-173-21	2.4 Acres
PID # 139-173-22	1.59 Acres
PID # 139-173-23	1.72 Acres
<b>Total</b>	<b>5.71 Acres</b>



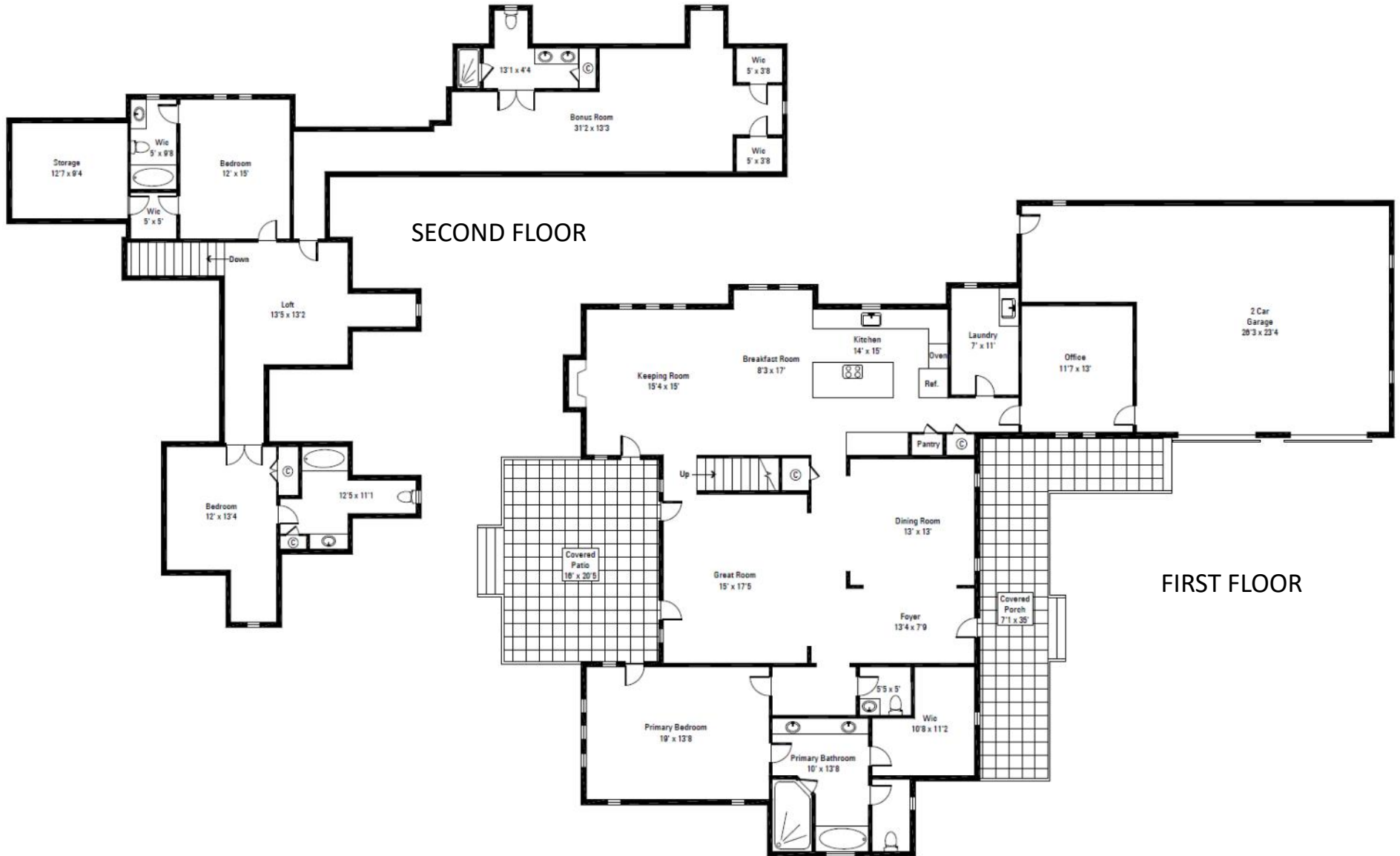






# House Floor Plan

Main Level 2,387 *sf*  
2nd Level 1,784 *sf*  
Garage 817 *sf* **Total Net Livable 4,171 *sf***



# Interior Features

---

Built 1996 (Updated 2018-2020)

4,171 Heated Square Feet

4 Bedrooms/4.5 Baths

Glass Pane Front Door and Sidelights

2-Story Foyer

Coat Closet

Extensive Trim Work

- Crown Molding

- Governors Paneling

- Window Transoms Over Interior

- Doorways/Opening

Oak Floors in Main Living Spaces

Carpeted Bedrooms

Updated Light Fixtures

10' Ceilings First Floor

Main Floor Primary Suite

Built-In Bookcase/Display Case

Floor-to-Ceiling Windows w/Transoms

Laundry

- Cabinets

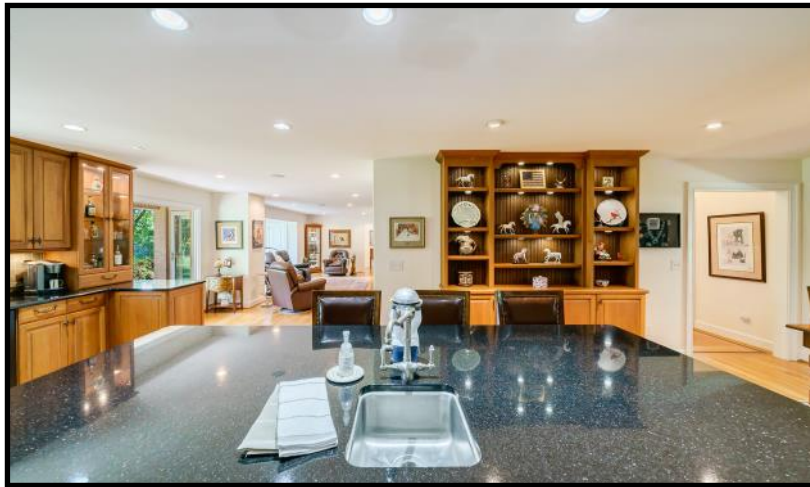
- Utility Sink

Powder Room w/Pedestal Sink

Second Floor Catwalk and Large Loft









## Kitchen & Keeping Room

---

Stainless Steel GE Professional Appliances

Gas Cooktop

Wall Oven and Microwave

French Door Refrigerator w/Dispenser and Freezer Drawer

Granite and Corian Countertops

Large Island w/Breakfast Counter

Tile Backsplash

Glass Display Cabinets

Two Pantry's

Large Breakfast Area w/Tiffany Style Chandelier

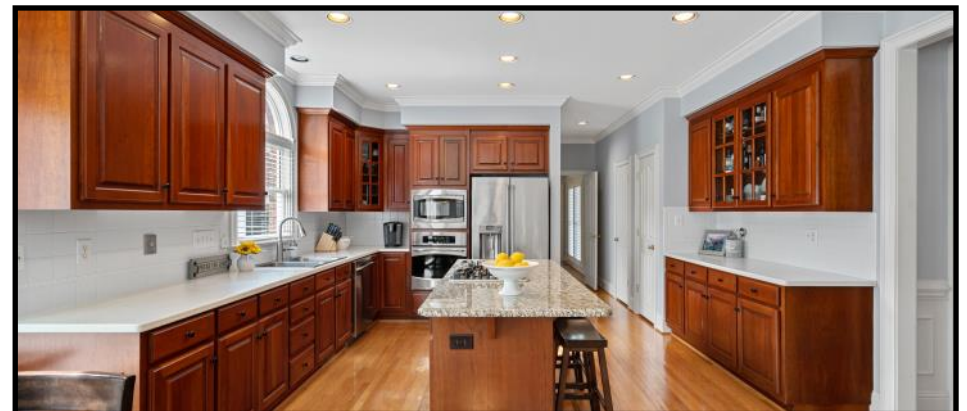
### **Keeping Room**

Gas Brick Fireplace w/Custom Mantle

French Doors to Back Porch

Floor-to-Ceiling Windows w/Transoms

Ceiling Fan w/Tiffany Style Light Domes





## Dining Room

---

Oversized Windows w/Shutters

Updated Chandelier

Keeping Room

## Great Room

---

2-Story

2 Sets of French Doors w/2" Blinds, Open to Back Porch

Ceiling Fan

## Office

---

Access to Garage

Hardwood Floors

Window Shutters

Ceiling Fan

Safe (Negotiable)







## Primary Suite

---

Generous Size

French Door to Back Porch

Wall-of-Windows w/Transoms and Arched Window

Carpet

Ceiling Fan

## Primary Bathroom

Updated Mirrors, Plumbing, Lighting and Hardware

Dual Vanity w/Make-up Counter

Large Tile and Glass Shower

Tile Surround Garden Tub

Picture Window w/Shutters

Linen Cabinet

Water Closet

Large Walk-In Closet w/Shelving & Window w/  
Shutters





# Second Level

---

Loft Area Overlooking Great Room

Linen Closet

Three (3) Guest Bedroom Suites

Guest 1 & 2

Walk-In Closets

Carpet

Blinds

Private Bathroom w/Tub/Shower Combination &

Tile Surround





# Second Level

---

Newly Renovated Large 600 Sq Ft Guest Room

Two New Dormers

Hidey Rooms Behind Murphy Doors

Two (2) Walk-In Closets

Separate Heat Pump/AC 2024

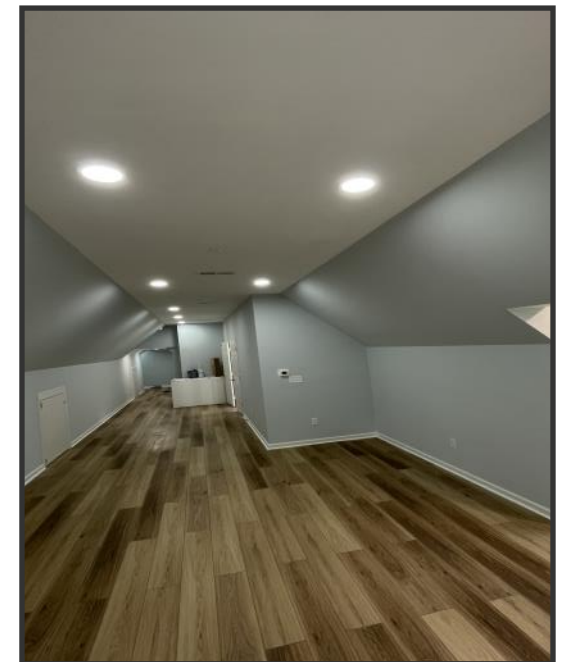
Private Bathroom

Dual Marble Vanity

Antique Brass Fixtures

Tile Flooring and Tile Shower

Linen Closet





## Exterior Features

Brick/Stucco Exterior

Roof 2014

Side Load 2-Car Garage

Peg Board

Cabinets

Shutters

Dormers

Covered Front Brick Porch w/Columns

Covered Back Tile Porch w/Skylights

Concrete Sidewalk





# Farm Features

---

4-Board Fenced Pastures (3)

Interconnecting Pathways

Automatic Waterers

100' x 200' Arena w/Screenings

Separate Well for Arena Irrigation/Dust Control

## Main Barn

Cinder Block

Sliding End Doors

6 Stalls — 12' x 12'

Stall Mats

Sliding Stall Fronts Metal Meshing for Ventilation

Exterior Dutch Doors w/Metal Mesh Interior Door

Automatic Waterers

Ceiling Fans

Turnout Dry Lots on Each Side of Barn

Concrete Center Aisle 12'

Skylights

Feed Room

Wash Stall w/Hot & Cold Water

Climate Controlled Office/Tack Room 12' x 24'

½ Bathroom w/Utility Sink

Washer/Dryer

Exterior and Interior Walk-Through

Electrical in Conduit





## Farm Features (Cont'd)

---

### **2- Stall Barn (Ideal for Private Boarding or Breeding Stock)**

Covered Equipment Storage

Stalls w/Dutch Doors

Run-In Shelter Accesses Stalls

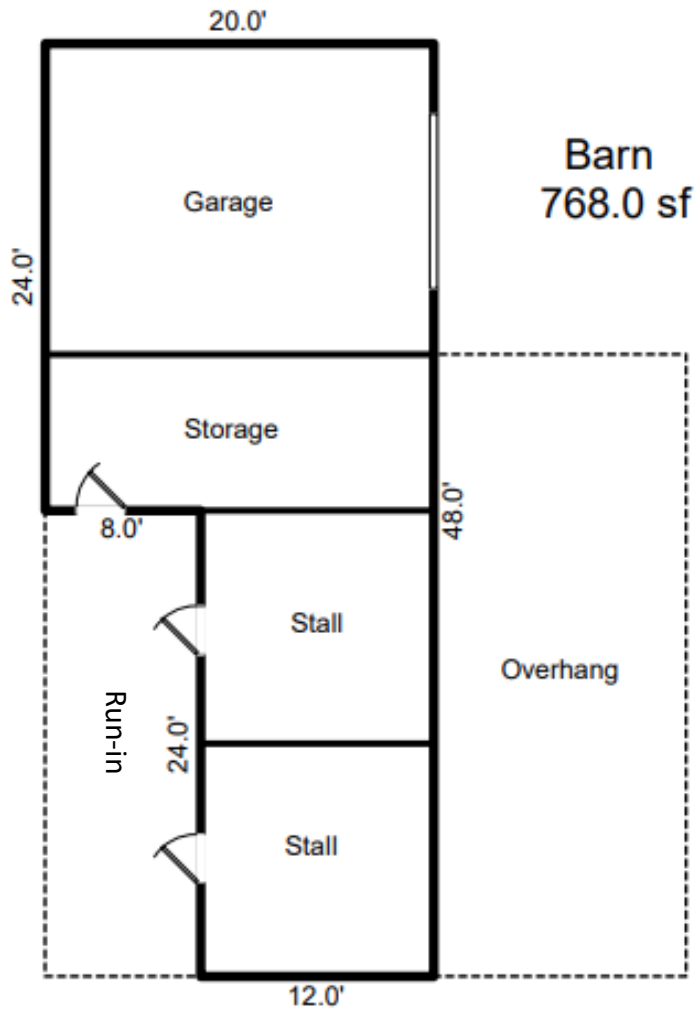
Garage/Hay Storage w/Garage Door



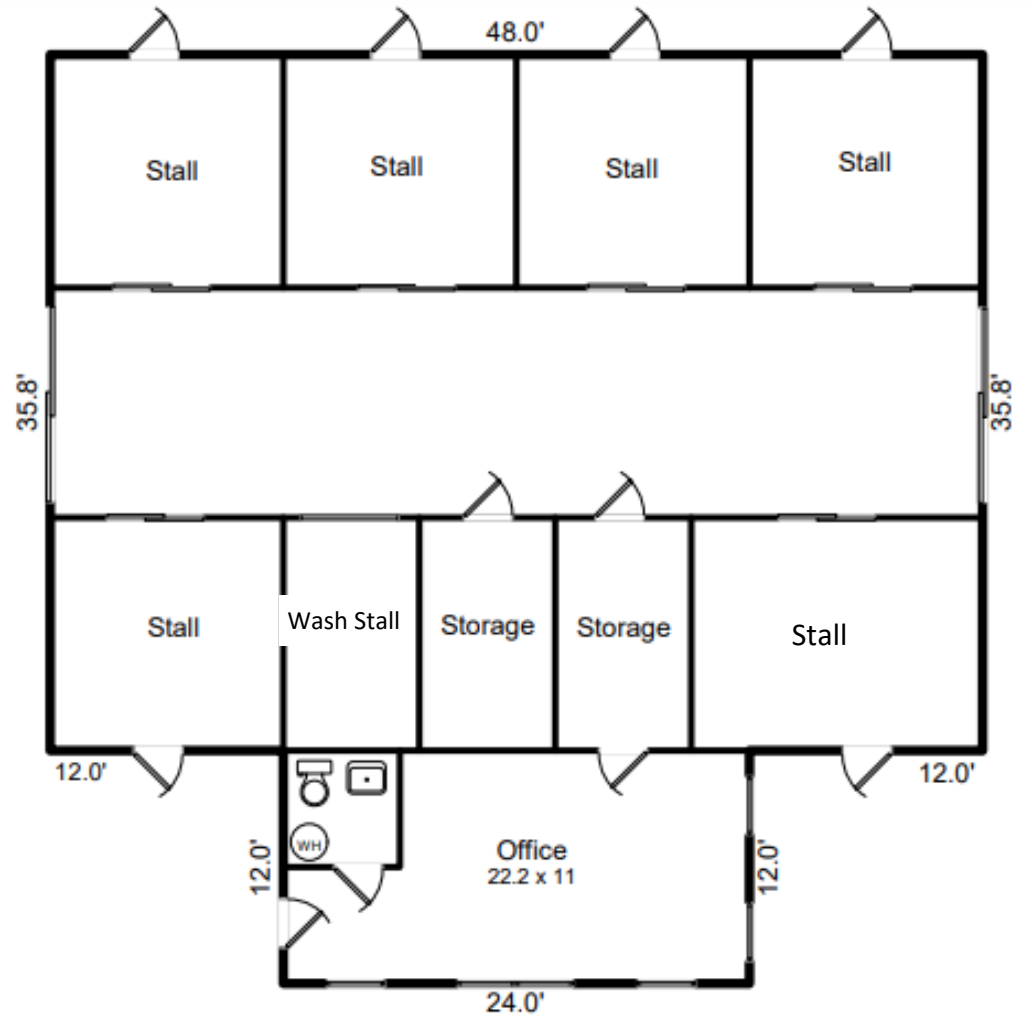


# Barn Floor Plans

## 2-Stall Horse Barn



## 6-Stall Horse Barn





# Shop/Detached Garage

---

Built 2019

Metal and Cinder Block/Metal Roof

1,092 Sq Ft

Two (2) 10' Automatic Garage Doors

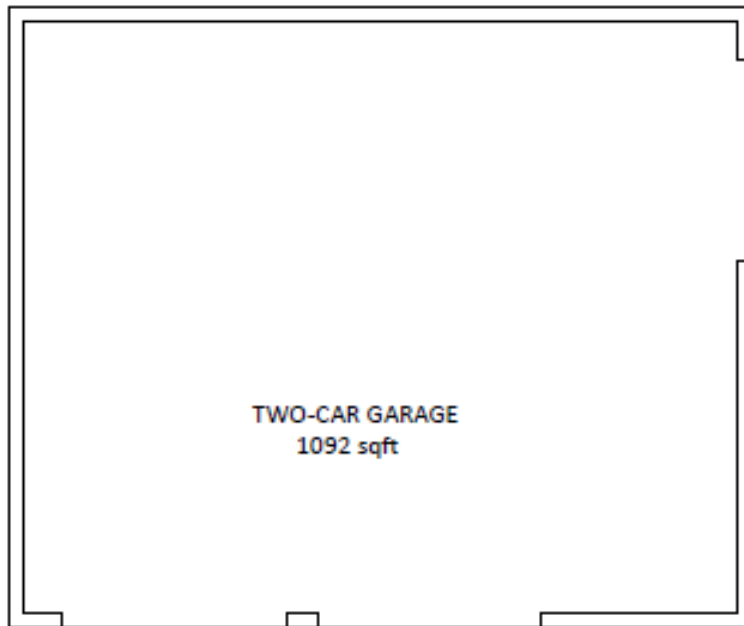
Additional Side Garage Door

Climate Controlled w/Mini Split

Atlas Platinum Car Lift

Coated Floors

Compressor





# Property Features

---

5.71 Acres

Three (3) Parcels (*Can be Subdivided*)

Concrete Driveway

Fire Pit

Raised Garden Beds

Mature Landscaping and Shade Trees





# Mechanicals

---

Whole House Generator

325 Gallon Above Ground Propane Tank

Three (3) Heat Pumps (2018, 2018, 2024)

Mini Split in Garage — 2019

Two (2) Wells

Septic - Pumped June, 2024

Two (2) Electric Meters

Electric Water Heater

Spectrum Internet





16500 Blackberry Hills Drive  
Midland, NC 28107

Julie R. Breedlove • 704.661.9619  
Julie@breedlovecarolinas.com



Premier

**Sotheby's**  
INTERNATIONAL REALTY

CHARLOTTE OFFICE  
532 Governor Morrison Street #C110  
Charlotte, NC 28211

*Sotheby's International Realty® and the Sotheby's International Realty logo are registered service marks used with permission. Each office is independently owned and operated. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Property information herein is derived from various sources that may include, but not limited to county records and the multiple listing service and it may include approximations. Although this information is believed to be accurate, it is not warranted and should not be relied upon without personal verification.*